

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 622 N. Eutaw Street
Address of property: 622 N. Eutaw Street
City Baltimore County _____ State Maryland Zip Code 21201
Name of historic district: Seton Hill Historic District
☒ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Sharon Ruocco Title Director of Sales & Management
Street 723 S. Charles Street City Baltimore
State Maryland Zip 21230 Telephone Number (during day): 301/539-6161

4. Owner:

Name RAR Associates Development Corporation
Street 723 S. Charles Street City Baltimore
State Maryland Zip 21230 Telephone Number (during day): 301/539-6161

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date 2/12/85
Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

3

For preliminary determination that building is a potential certified historic structure:

B-4128

A. Nomination status of property:

- ☐ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on _____.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain:

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions:
- ☐ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions:
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and;
- ☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- ☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons:

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

4

State Official Recommendation:

This application for the above-named property has been reviewed by Paula A. C. Speer
a professionally qualified architect, architectural historian, or historian on my staff.

- ☒ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The structure appears to contribute to the significance of a:
- ☐ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ Registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

5-1-85



State Official Signature

STATE REVIEW SHEET
Historic Preservation Certification Application — Part 1

NPS Project Number

B-4128

Name of Property: _____

Address of Property: 622 N. Eutan Street, BaltimoreName of Registered Historic District: Seton Hill2/20/85 date initial application received by State

_____ date additional information requested by State

4/15/85 date complete information received by State

_____ date of this transmittal to NPS

Inspection of property by State staff? _____ no ☒ yes date: _____

1

The following information is enclosed:

☒ photos of facades and streetscapes☒ photos of interiors☒ signed, completed application☐ map locating structure within historic district☐ additional State comments on attached sheet

2

For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

(1) ☒ The structure contributes to the historic significance of this district in:☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association

Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

This district is characterized primarily by 19th century masonry rowhouses, 2 bays, 2-3 stories, and simple in decoration.

*Typical 3-story, 3-bay brick rowhouse with storefront.
Exterior including documentation, in good condition. Some interior trim, etc.*

(2) _____ The structure does not contribute to the historic significance of this district because:

_____ it does not add to the district's sense of time and place and historical development;

_____ the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.

Briefly explain this recommendation:

(3) _____ For structures less than 50 years old:

_____ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.

_____ the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

_____ there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district

Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-
PART 1

NPS Office Use Only

N/A

Property Name

622 N. Eutaw Street

Property Address

RAR Associates Development Corporation

Owner/Manager/Secretary or Taxpayer ID Number

Project Number:

B-4128

5. Description of physical appearance: The building identified as 622 N. Eutaw Street is a three story brick building with a flat roof and 1/3 basement. Front elevation features a wooden store front with prominent metal cornice and with transom at 1st floor. Third floor features a Victorian metal bracketed cornice with three scroll ventilators. Front windows at 2nd and 3rd floors are wooden one over one with splayed brick flat arch lintel. Recessed lobby entrance features private door to 2nd and 3rd floors. Rear of 2nd and 3rd floor features bay windows (one over one wooden). Interior staircase is also notable and will be preserved. The building is vacant but had periodically been leased as apartments with commercial on 1st floor.

Date of Construction: Circa 1850 Source of Date: CHAP (Commission on Historic & Architectural Preservation)

Date(s) of Alteration(s): _____

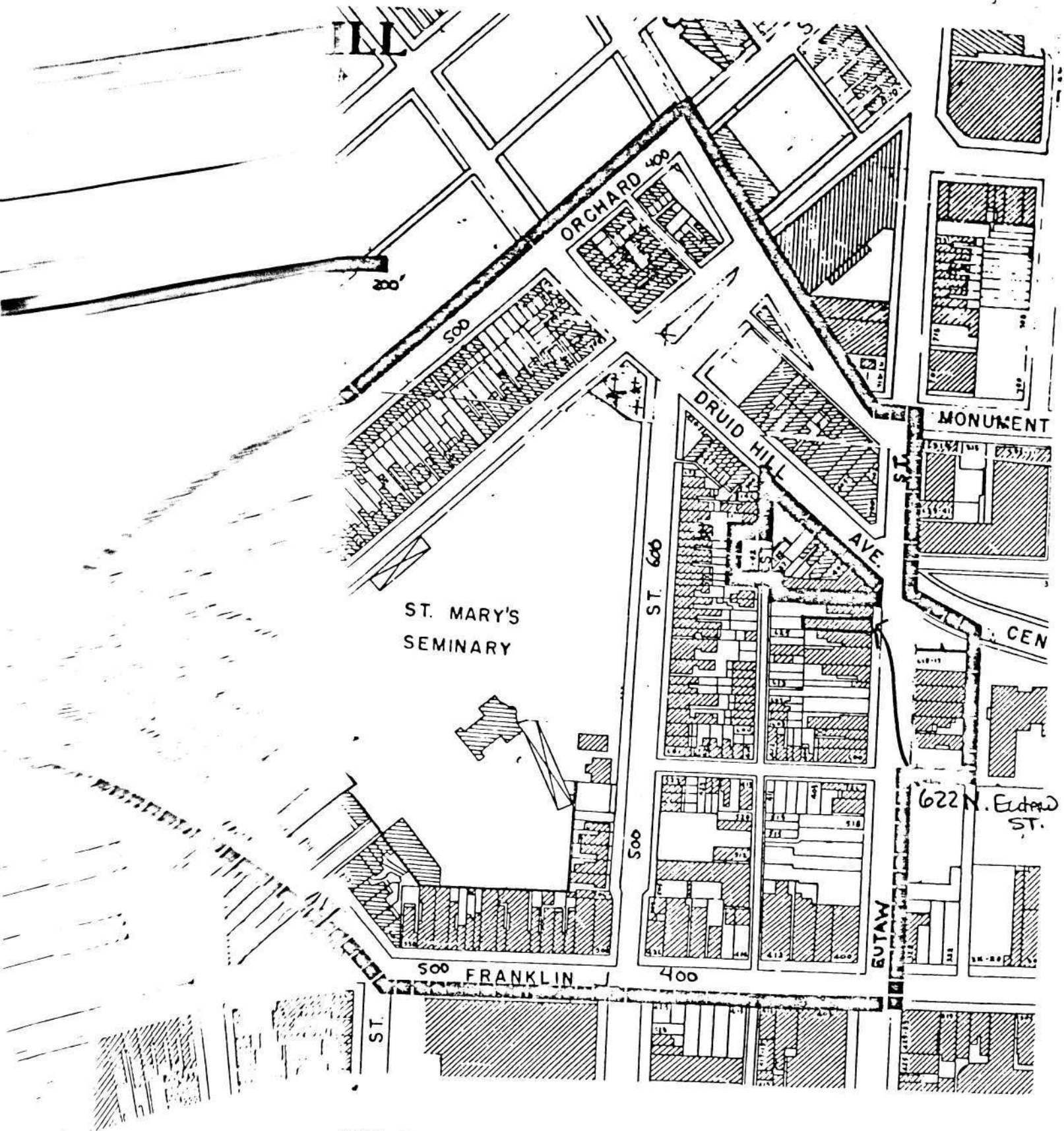
Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance: The building represents an intact grouping of architecturally significant residential and commercial structures built between 1840 and 1900 in the Seton Hill Community of Baltimore City. Seton Hill is architecturally significant as one of Baltimore's earliest intact rowhouse neighborhoods. Historically, the area is linked to Saint Mary's Seminary, the first Catholic Seminary in the United States and Elizabeth Ann Seton, the first American canonized Saint. Mother Seton was also the founder of the Sisters of Charity, the first order of nuns founded in this country. While most of the designers of housing in Seton Hill are unknown, the master architect, Maximillian Godefrey, was responsible for the Saint Mary's Seminary Chapel. This building is recognized to be the first significant Gothic Revival church built in America. The small houses of Seton Hill, the juxtaposition of commercial and residential buildings along main thoroughfares, the changes and alterations that individual buildings and the community in general have gone through in the early twentieth century and the community's association with the early nineteenth century development of the Catholic Church in Baltimore has yielded important information on the growth and change of local neighborhoods throughout the nineteenth and twentieth centuries.

7. Photographs and maps.

Attach photographs and maps to application.

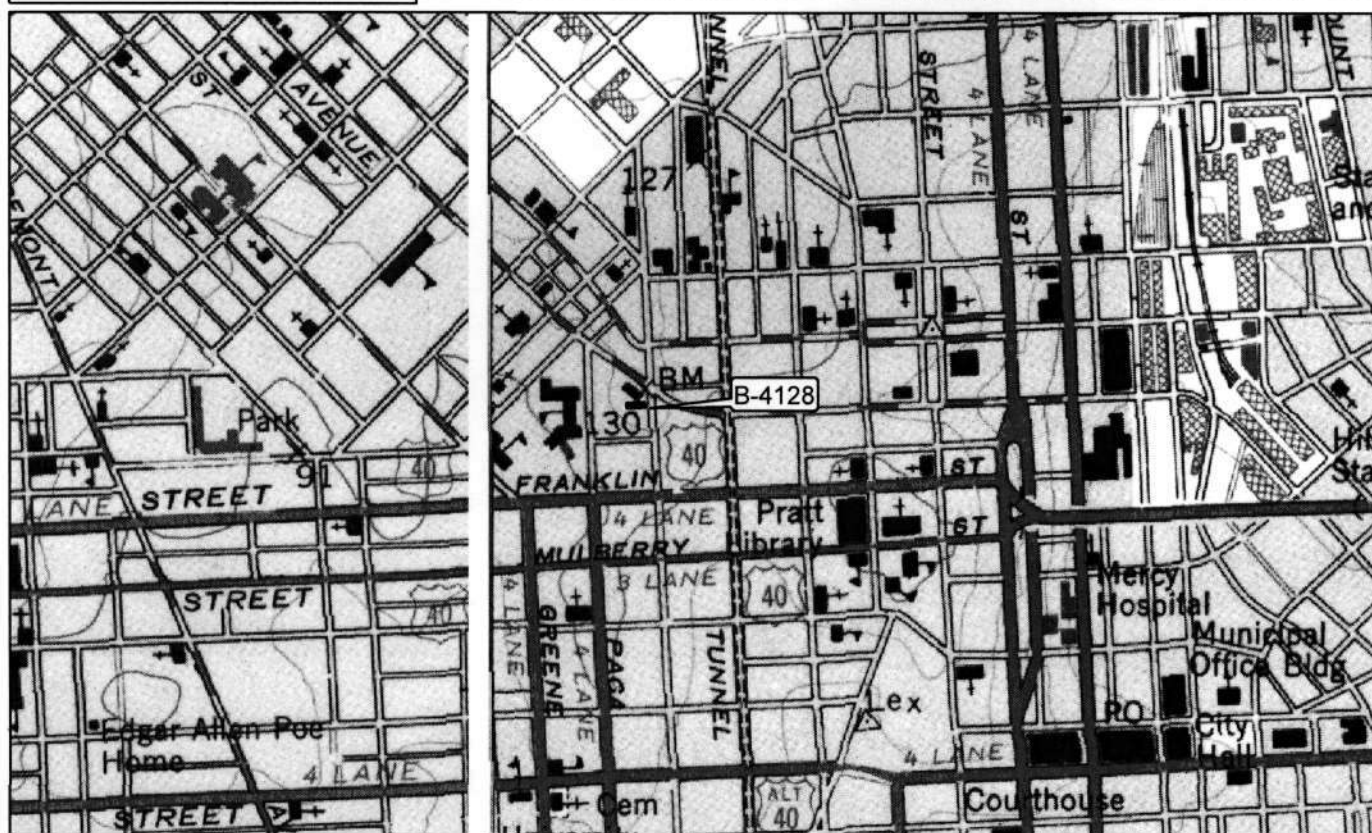
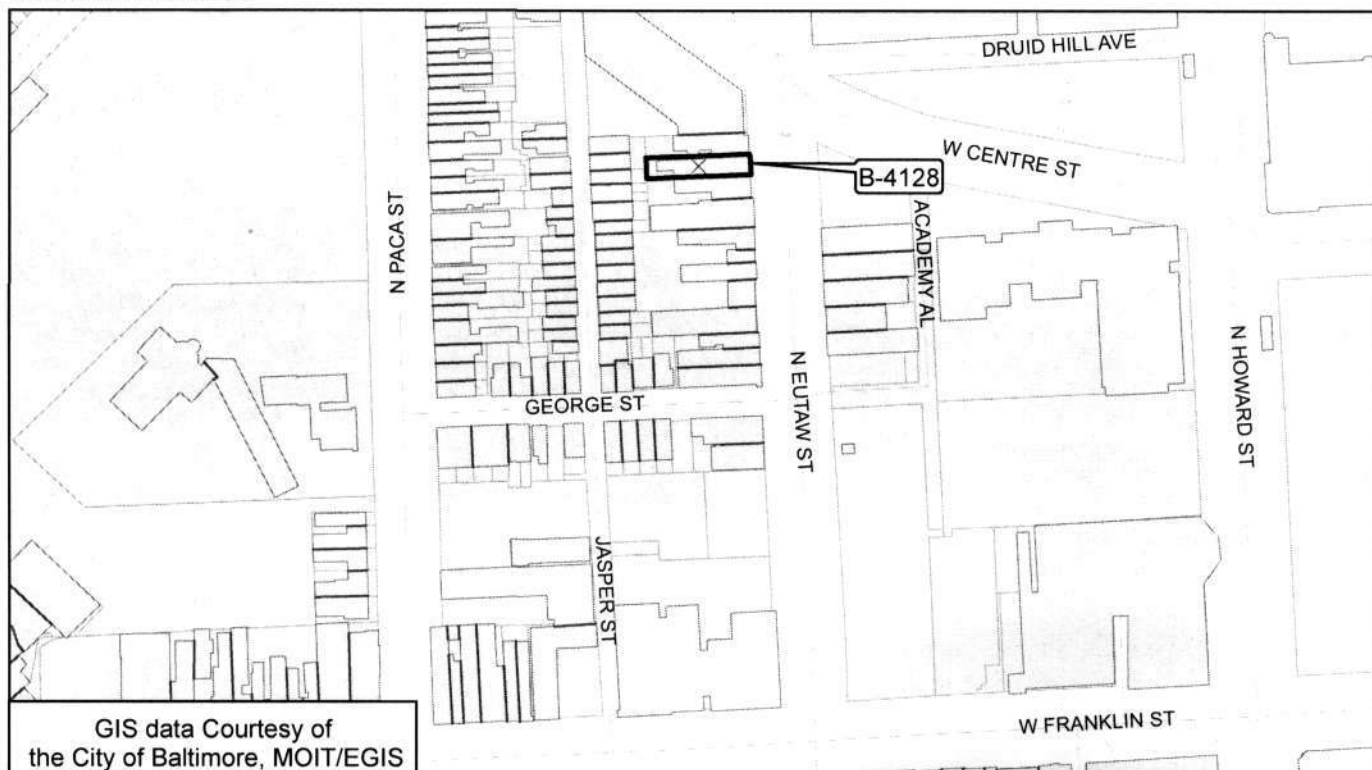
Continuation sheets attached: ☐ yes ☒ no



SETON HILL BALTIMORE CITY HISTORIC DISTRICT 7/2/68; 8/14/79
 SETON HILL NATIONAL REGISTER HISTORIC DISTRICT 9/30/75

B-4122

B-4128
622 N. Eutaw Street
Block 0547B, Lot 151
Baltimore City
Baltimore East Quad.

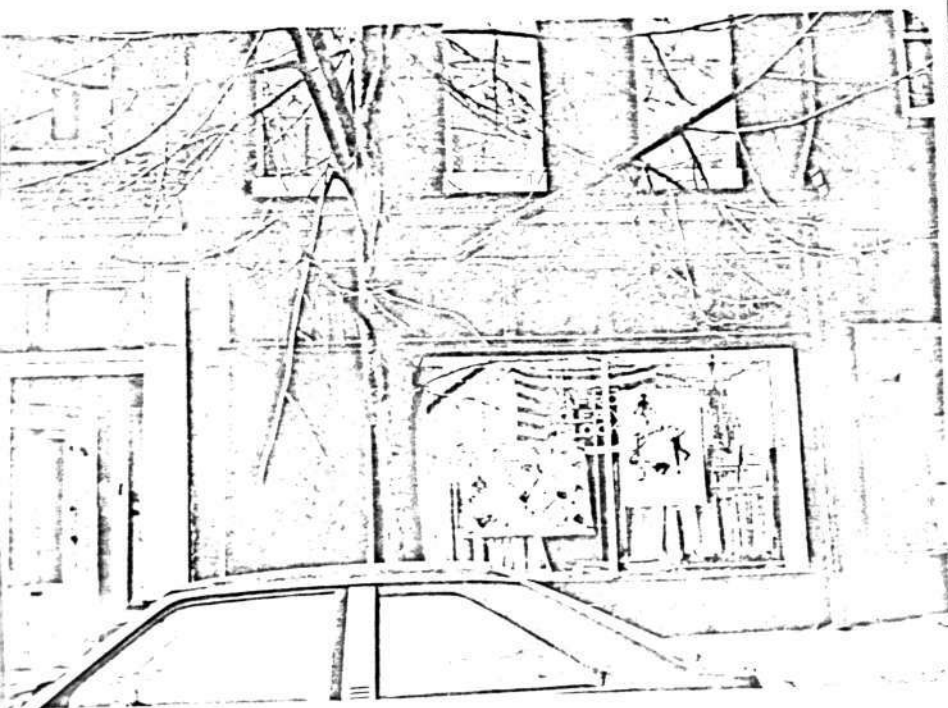


622 N. Eutam Street



B-4128
622 N. Eutam Street

FRONT ELEVATION



1st Floor ELEVATION - DETAIL



2nd & 3rd Floor - ELEVATION DETAIL